



## Danestown, Balrath, Co. Meath, C15 P8XN

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BER C2

BER No: 115041857

Energy Performance Indicator: 182.57 kWh/m<sup>2</sup> /yr

DOUGLAS NEWMAN GOOD

# DNG

TORMEYLEE

# Danestown, Balrath, Co. Meath, C15 P8XN

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DNG Tormey Lee are delighted to present to the market this lovely four bedroom detached property on a site of c. 0.5 acres, with the option to purchase a further c. 1 acre.

The property boasts a wonderfully scenic and peaceful location in the Meath countryside for all the advantages of rural living, yet doesn't compromise on accessibility to major towns and road networks. The main N2 road is only a short drive away for access to Ashbourne c. 16km away and the historic village of Slane, which is c. 5km from the property. Navan is only c. 15km away and Drogheda c. 22km. From Ashbourne you can join the M2 motorway for access to the M50, Dublin and the Airport.

The property itself is a double fronted dormer, which is not overlooked to the front or rear. It presents in immaculate condition and boasts spacious light filled living accommodation throughout. On entering the property you arrive in the welcoming entrance hall with wooden floors and a pine staircase to the upper level. On one side of the ground floor is a bedroom or 2nd reception, which benefits from an ensuite shower room. To the other side of the property is a large sociable open plan living area, which incorporates the kitchen, dining room and main living room. There is also a utility room and guest WC.

Upstairs, there is a spacious gallery landing area with window, three double bedrooms and a large main bathroom with bath and separate shower unit. For further details or to arrange a viewing contact DNG Tormey Lee on 01 835 7089.

## Accommodation

### Downstairs -

- Entrance hall – 5.0 x 2.7
- Guest WC – 2.0 x 2.0
- Open plan living / dining / kitchen – 7.4 x 9.0

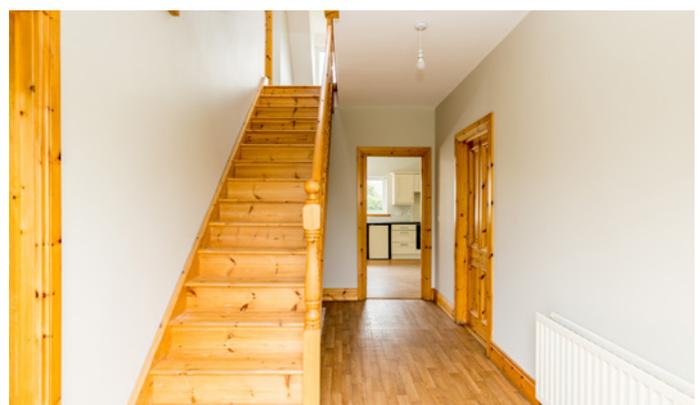
- Utility room – 4.0 x 2.0
- Bedroom (4th bedroom or 2nd reception) – 4.4 x 5.6
- Ensuite – 2.0 x 2.0

### Upstairs -

- Landing – 7.0 x 6.3
- Bedroom – 4.4 x 3.5
- Bedroom – 4.5 x 3.7
- Bedroom – 3.7 x 4.5
- Bathroom – 3.0 x 3.0

## Features

- GIA: c. 212.4m<sup>2</sup> (2286 sq. ft)
- Site of c. 1.5 acres
- Beautiful rural location
- Convenient & accessible location
- Close to main N2 road
- c. 15km from Navan
- c. 16km from Ashbourne
- c. 22km from Drogheda
- Neutral clean décor throughout
- Spacious light filled rooms
- 2 bathrooms + guest WC
- Utility room
- Oil heating
- Bio-cycle septic tank
- Mains water







## **DNG TormeyLee**

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